Local Market Update for October 2026

A Research Tool Provided by the Greater San Diego Association of REALTORS®

91941

La Mesa, Mount Helix

Detached	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	40	**35**	- 12.5%	366	**343**	- 6.3%
Pending Sales	30	**18**	- 40.0%	217	**217**	0.0%
Closed Sales	19	**18**	- 5.3%	200	**218**	+ 9.0%
Median Sales Price*	$1,135,000	**$990,000**	- 12.8%	$1,080,000	**$1,145,500**	+ 6.1%
Percent of Original List Price Received*	98.8%	**98.4%**	- 0.4%	99.3%	**99.1%**	- 0.2%
Days on Market Until Sale	28	**38**	+ 35.7%	28	**35**	+ 25.0%
Inventory of Homes for Sale	58	**51**	- 12.1%	—	**—**	—
Months Supply of Inventory	2.9	**2.4**	- 17.2%	—	**—**	—

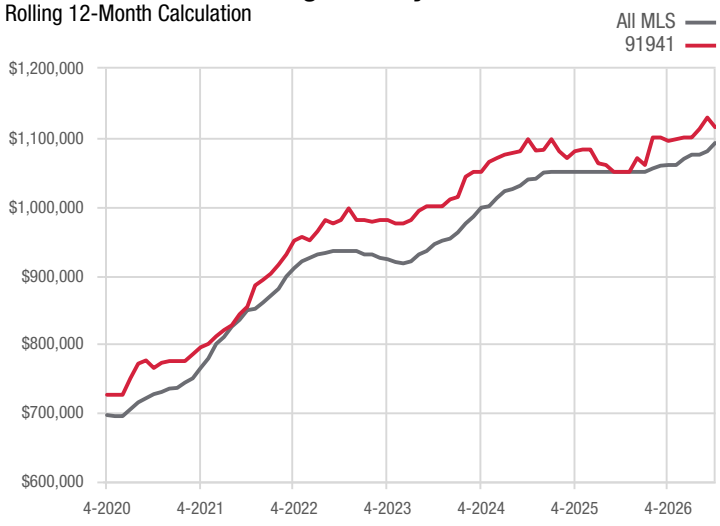
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	2	**3**	+ 50.0%	24	**39**	+ 62.5%
Pending Sales	1	**3**	+ 200.0%	20	**19**	- 5.0%
Closed Sales	1	**3**	+ 200.0%	20	**19**	- 5.0%
Median Sales Price*	$478,000	**$440,000**	- 7.9%	$545,000	**$515,000**	- 5.5%
Percent of Original List Price Received*	91.9%	**99.0%**	+ 7.7%	99.6%	**97.6%**	- 2.0%
Days on Market Until Sale	15	**18**	+ 20.0%	56	**40**	- 28.6%
Inventory of Homes for Sale	5	**9**	+ 80.0%	—	**—**	—
Months Supply of Inventory	2.5	**4.5**	+ 80.0%	—	**—**	—

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

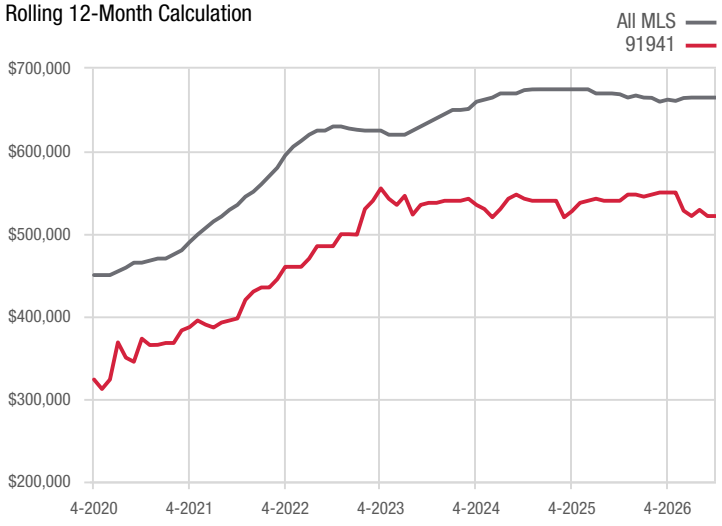
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation



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Current as of November 5, 2026. All data from the San Diego MLS. Report © 2026 ShowingTime Plus, LLC. Percent changes are calculated using rounded figures.